

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: R. Dawsey/Waverly Road
Townhomes

Case #: 76-R-03

Date: 8/12/03

Comments:

1. No Comments.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: R. Dawsey/Waverly Road
Townhomes

Case #: 76-R-03

Date: 8/12/03

Comments:

1. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer with request for final DRC authorization (sign off). Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
2. The owner has proposed access from City right of way found to be inadequate in terms of improved right-of-way definition in Section 47-20.5.B.2, Section 47-35 (Definitions), and Section 47-25.2 (Adequacy). Specifically the City shall require the addition of drainage facilities in the right-of-way to adequately drain the right of way frontage and support any discharges from site in excess of water quality volumes.
3. The engineer shall evaluate available space in the public right-of-way (Waverly Road and Public Alley) for drainage facilities (minimum 15-inch perforated piping, Type C catch basins and exfiltration trench per Engineering Department Specifications and Details). If adequate space is not available a drainage easement of ten (10) to fifteen (15) feet width shall be provided on site to install the system. This system shall be designed for connection and adequacy to convey or receive storm water to or from other existing drainage in the vicinity of the project by separate bonded engineering permit.

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4. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
5. The owner shall obtain the services of a Florida Professional Engineer for design of the water, sewer, and storm water facilities required for this project. These designs shall be complete when the following plans have been prepared, reviewed, and authorized (signed off) by Tim Welch/Engineering Design Mgr.:
 - a. Water and Sewer Plan
 - b. Paving, Grading, and Drainage Plan
 - c. Water and Sewer Detail Sheets, as applicable
6. Per Section 47-25.B.2 of City's Code of Ordinances this property requires access from an improved right-of-way. The units proposed on the public alley require certain improvements to comply with this code section. The owner shall improve the entire alley with paving and drainage, and sign it for one-way travel per the code.
7. The owner's engineer shall evaluate uses on the alley that could demand one direction over another for this alley and indicate (in writing) recommendation for the one-way direction to Tim Welch/Engineering Design Mgr/300 N.W. 1 Avenue, Fort Lauderdale, 33301.
8. The architect and engineer shall delineate property lines on the site plan(s) and engineering plans. The dashed lines indicated on SP-1 leave some uncertainty with what portions of the plan are owned privately and which are publicly dedicated lands. Use different line types and thickness to clarify this aspect on the plans.
9. Please verify whether any proposed accesses conflict with existing electric or streetlight poles in the public right-of-way. Any such conflicts shall be resolved by design and permit for relocating required facilities issued by the One Stop engineering staff.
10. Indicate parking space dimensions, including the width of all driveways and dimension those portions of driveways from garage doors to property lines for determination of adequate parking space dimensions on plans.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: R. Dawsey/Waverly Road
Townhomes

Case #: 76-R-03

Date: 8/12/03

Comments:

1. Flow test required.
2. Fire sprinkler systems required at permit per NFPA 13R
3. Civil plan required showing fire mains, hydrant, DDC and FDC.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: R. Dawsey/Waverly Road
Townhomes

Case #: 76-R-03

Date: 8/12/03

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: R. Dawsey/Waverly Road
Townhomes

Case #: 76-R-03

Date: 8/12/03

Comments:

1. All Tree Preservation Ordinance requirements apply. All tree or palm relocations are to be guaranteed. The relocation of any "speciman " tree would require a surety to be placed with the City prior to permit issuance. Equivalent replacement for trees removed to be above minimum site Code requirements.
2. Create a more definitive street tree scheme along Waverly Rd. The swale area may be appropriate, (if there are no utilities) for the use of Live Oaks.
3. Make sure all utilities that would affect proposed planting are shown on the Landscape Plan.
4. Provide standard calculation list (available upon request) to verify that all site Code requirements are met.
5. Signoff plans to be sealed by the Landscape Architect.

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Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: R. Dawsey/Waverly Road
Townhomes

Case #: 76-R-03

Date: 8/12/03

Site Plan Review/Seven (7) townhomes/RML-25
1101-1113 Waverly Road

Comments:

1. The proposed development is in the Sailboat Bend Historic District. Pursuant to Sec. 47-24.11, all new construction in this historic district must receive a Certificate of Appropriateness for New Construction and meet the criteria as listed in Sec. 47-24.11.C. 3.i. and iii. Furthermore, this proposal must meet the material and design guidelines for New Construction as outlined in Section 47-17.7.

(When going before the Historic Preservation Board (“HPB”), the applicant should make sure that ALL the proposed materials and accessory structures, i.e. outdoor lights, fences, a/c condensing units, concrete piers, brick pavers, etc. on the exterior of the building or property are clearly identified with accompanying photos, product approvals, or manufacturer’s brochures).

2. Identify the type and color of the brick pavers on site plan.
3. Provide details of all materials (including proposed color of building) to be used on all elevations. (Note, they should comply with the Material and Design Guidelines of the Sailboat Bend Historic District as listed in Sec. 47-17.7).
4. In order to insure that the proposed development complies with the *Guidelines for New Construction* in the Sailboat Bend Historic District (see. Sec. 47-24.11.C.3.c.iii.), please provide front façade (north) elevations for the adjacent buildings on SW 2nd Street as well as the front façade of the proposed building in a single drawing. In addition, please provide rear (north) elevations for the adjacent buildings that front on SW 2nd Court (immediately in the rear of the subject site) and the rear façade of the proposed building in a single drawing. (Note that, in reviewing your proposal, the HPB will reference each of these criteria in determining the appropriateness of this development proposal, specifically, compatibility with reference to height, width, scale, and mass).

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5. Provide a detail of proposed fence.
6. Provide a point-by-point text narrative indicating how this development meets Sec. 47-18.33, Townhouse Requirements.
7. Provide a point-by-point text narrative indicating how this development meets Sec. 47-25.2, Adequacy Requirements. Be sure to include information on historic and archaeological resources (47-25.2.P.)
8. Provide distance to centerline of Waverly Road.
9. Label and dimension sidewalk on site plan.
10. Indicate alleys on site plan. Discuss improving alleys with Engineering representative.
11. Indicate location of AC units and trash receptacles.
12. Discuss backout space behind garages with Engineering representative.
13. Indicate property lines on elevations.
14. Label colors, materials, type of windows and doors, etc.
15. Provide additional architectural detailing on the northeast elevation.
16. Pursuant to Sec. 47-19.2.B, Accessory uses, which encroach into any yard, are permitted to have a total combined linear facade length not greater than twenty per cent (20%) of the total linear length of the façade to which they are attached. Provide a calculation for bay windows.
17. Discuss preserving trees with Landscape representative at DRC meeting.
18. It is suggested this plan be presented to the Sailboat Bend Civic Association.
19. Additional comments may be forthcoming at DRC meeting.

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Division:	Police	Member:	Det. Gary J. Gorman 954-828-6421
Project Name:	R. Dawsey/Waverly Road Townhomes	Case #:	76-R-03
Date:	8/12/03		

Comments:

1. Will impact resistant glass be used?
2. Will there be a security fence around project?
3. Will this fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
4. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
5. All entry doors and locking devices will have sufficient security rating.
6. Will each garage door have a secondary locking device?
7. Will each unit have a perimeter security system to include glass break detection and panic buttons for emergency conditions?
8. All landscaping should allow full view of location.
9. Will each entry door have a 180-degree viewing device? (peep hole)
10. Are there any considerations being proposed for third floor emergency escape devices? (From either windows or doors.)
- 11. Please submit comments in writing prior to DRC sign-off.**

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: R. Dawsey/Waverly Road
Townhomes

Case #: 76-R-03

Date: 8/12/03

Comments:

1. Provide a narrative outlining how the proposed townhouse project complies with the requirements of section 47-18.33 point by point.
2. The proposed townhouse project shall be reviewed by the Historic Preservation Board and a Certificate of Appropriateness issued prior to final DRC review.
3. Dimension garages to insure compliance with the minimum parking space area pursuant to the requirements of section 47-20.11.
4. Label the pedestrian/utility easement on the site plan.
5. Indicate and dimension the alleys on the site plan.
6. Provide a survey encompassing all lots for this development site.
7. Indicate the location of all mechanical equipment pursuant to section 47-19.2.S.
8. Clearly depicted the percentage that the balconies encroach into the required setback pursuant to section 47-19.2.B.
9. Additional comments may be discussed at the DRC meeting.